

Directors
John Phillips
James Taylor
Ray Tuck
John Tuttle
Eric Johnsen



Tommy Loflin
Chairman
Norman Winstead
Vice-Chairman
Brian T. Hamilton
Secretary/Treasurer
Martin M. McMahon
Attorney

Minutes
Tuesday, September 20, 2016 – 11:30 A.M.
Board of Directors Monthly Meeting
Economic Development Authority of Montgomery County, Virginia
Montgomery County Government Center
755 Roanoke Street, Suite 2H, Christiansburg, VA
Tommy Loflin - Chair, Presiding

The Economic Development Authority of Montgomery County, Virginia held its monthly meeting on Tuesday, September 20, 2016 at the Montgomery County Government Center, Christiansburg, VA. Those in attendance were Chair Tommy Loflin, Vice-Chair Norman Winstead. Directors: Eric Johnsen, John Tuttle, James Taylor, Ray Tuck and John Phillips. Also in attendance were Craig Meadows, County Administrator; Brian Hamilton, Economic Development Director; Marty McMahon, County Attorney; Nancy Turner, Program Assistant; Ashlyn Shrewsbury, Project Manager and Kim Hall, Economic Development Assistant. Absent were Brenda Rigney, Project Manager and Angie Hill; Finance Director.

OPENING REMARKS

Declaration of Quorum

Chair Loflin declared a quorum was present, and called the meeting to order at 11:37 A.M.

Approval of Agenda

On a motion by Director Johnsen, seconded by Director Winstead, and carried unanimously, the agenda was approved.

Introduction of Guests

No guests were in attendance.

CONSENT AGENDA

Approval of Minutes of the August 16, 2016 meeting – Exhibit Tab 1

On a motion by Director Taylor, seconded by Director Winstead, and carried unanimously, the minutes dated August 16, 2016 were approved as presented.

DEPARTMENT OF ECONOMIC DEVELOPMENT

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Review and Acceptance of Treasurer's Report – Exhibit Tab 2

Mr. Hamilton presented the report included in the agenda packet. There were no significant changes. Mr. Hamilton will contact Ms. Hill and will schedule a separate meeting for all the directors to review in detail the Treasurers report.

On a motion by Director Johnson, seconded by Director Winstead and carried unanimously, the Treasurer's Report for August 31, 2016 was accepted as presented.

INTO CLOSED MEETING

On a motion by Director Winstead, seconded by Director Johnsen, and carried unanimously, BE IT RESOLVED, The Economic Development Authority hereby enters into Closed Meeting for the purpose of discussing the following:

§2.2-3711

(3) Discussion or Consideration of the Acquisition of Real Property for Public Purpose, or of the Disposition of Publicly Held Real Property, Where Discussion in an Open Meeting Would Adversely Affect the Bargaining Position or Negotiating Strategy of the Public Body

1. Falling Branch Corporate Park- **Exhibit Tab 3**

(5) Discussion concerning a prospective business or industry or the Expansion of an existing business or industry where no previous announcement has been made of the businesses or industries interest in locating or expanding its facilities in the community

1. Project 2016015
2. Project 2016029
3. Project 2016030
4. Project 2016033

OUT OF CLOSED MEETING

On a motion by Director Winstead, Seconded by Director Taylor, and carried unanimously,

BE IT RESOLVED, The Economic Development Authority hereby ends its Closed Meeting and returns to Regular Session.

CERTIFICATION OF CLOSED MEETING

On a motion by Director Johnsen, seconded by Director Winstead, and carried unanimously,

WHEREAS, The Economic Development Authority of Montgomery County, Virginia has convened a closed meeting on this date in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, Section 2.2-3711 of the Code of Virginia requires certification by the Economic Development Authority of Montgomery County, Virginia that such closed meeting was conducted in conformity with Virginia law.

NOW, THEREFORE, BE IT RESOLVED, That the Economic Development Authority of Montgomery County, Virginia hereby certifies that, to the best of each Director's knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certification resolution applies; and (ii) only such public business matters as were identified in the motion conveying the closed meeting were heard, discussed, or considered by the Economic Development Authority of Montgomery County, Virginia.

The vote on the foregoing motion was as follows:

<u>Aye</u>	<u>Nay</u>	<u>Absent During Vote</u>	<u>Absent During Meeting</u>
Eric Johnsen			
Tommy Loflin			
John Tuttle			
James Taylor III			
John Phillips			
Norman Winstead			
Ray Tuck			

General Business

TORC – Exhibit Tab 4

Mr. Hamilton discussed the 5,000 square feet up-fit request from TORC. The approximate cost for the up-fitting will be \$146,000 at TORC's expense. The Economic Development Authority must provide a written approval as detailed in the lease. TORC staff will monitor the construction and will have an architect provide inspections that all improvements meet design criteria. The EDA discussed the lease rate specified in the lease and Mr. McMahon and Mr. Meadows was to review the lease.

Technology Manufacturing Building – Exhibit Tab 5

Mr. Hamilton discussed the MAU-1 unit that is listed as a priority unit to be replaced. Trane has submitted an estimation for replacing the unit, the cost will be approximately \$74,968.00 and includes a 5 year warranty. The MAU-1 unit serves the chemical bunker and must have 100% outside air and be conditioned. Mr. Hamilton is going to review other alternatives.

Mr. Hamilton discussed the new Trane Contract Renewal for the Technology Manufacturing Building. The rate has not changed and the contract will run through November 2017.

On a motion by Director Winstead, seconded by Director Phillips and carried unanimously, the Trane Renewal Contract for the Technology Manufacturing Building was accepted as presented.

Strategic Planning

EDA Strategic Plan - Exhibit Tab 6

Mr. Hamilton discussed the data collection and analysis that will be taken for the Montgomery County EDA Strategic Plan. The information that will be reviewed will be the past year of VEDP projects, gathering data on company types, site sizes, and land and building requirements. The third step will be conducting interviews and surveys with the EDA, EDC, and MBC local officials from Montgomery County, Towns of Blacksburg and Christiansburg.

Director's Report


Existing Industry

Mr. Hamilton stated that Ms. Rigney was attending the fall VEDA Conference this week at the Homestead in Hot Springs, VA. Mr. Hamilton will be attending Cornet Global Summit in October which will be held in Pennsylvania.

ADJOURNMENT

The meeting was adjourned at 1:08 P.M. The next meeting will be held Tuesday, October 11, 2016, at 11:30 A.M. at the Montgomery County Government Center in Christiansburg, VA.


Tommy Loflin - Chair


Brian T. Hamilton, Secretary/Treasurer